



**BOARD OF DIRECTORS MEETING AGENDA
Annual General Meeting**

Date: Wednesday, May 24, 2023

Time: 12:00 PM

Location: Teleconference via Zoom and/or in the DNSSAB Boardroom

Join Zoom Meeting

<https://us06web.zoom.us/j/87475028350?pwd=eUFVRcYtFYlV4VzlwTEFROVRtY2U1QT09>

Meeting ID: 874 7502 8350

Passcode: 42812215

One tap mobile

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Chris Mayne (Chair), Lana Mitchell (Vice Chair), Mark King, Terry Kelly, Mélanie Chenier, Peter Chirico, Dan O'Mara, Ethel LaValley

| | NDHC BOARD AGENDA |
|------------|--|
| 1.0 | <p>1.1 Call Meeting to Order</p> <p>1.2 Declarations of Conflict & Pecuniary Interest -none</p> <p>1.3 Opening Remarks by Chair</p> |
| 2.0 | <p>Adoption of Agenda</p> <p>MOTION: #2023-22</p> <p>THAT the Agenda for the Nipissing District Housing Corporation (NDHC) Board meeting for May 24, 2023 be adopted as presented.</p> |

NDHC BOARD AGENDA

| | |
|------------|--|
| 3.0 | Meeting Minutes (April 26, 2023) MOTION: #2023-23 THAT the minutes of the Board meeting held; April 26, 2023, be approved, as presented. |
| 4.0 | 4.1 Delegations – Auditor Dean Decaire on NDHC Audited Financial Statement MOTION: #2023-24 BE IT RESOLVED that the NDHC Financial Statements for the year ending December 31, 2022, be approved, as presented. |
| 5.0 | CONSENT AGENDA – <i>All items in the consent agenda are voted on collectively. The Chair will call out each item for consideration of discussion. Any item can be singled out for separate vote; then, only the remaining items will be voted on collectively.</i> MOTION: #2023-25 THAT the Board receives for information or approval, Consent Agenda items 5.1 to 5.2. 5.1 NDHC13-23 Appointment of Auditors for 2023 – this report provides information on the process of appointing a new auditor and the deferment of this process until a Request for Proposal is completed. 5.2 Waive Election of Directors (motion only) Whereas the NDHC Board of Directors were appointed in January of 2023 at the beginning of the 2023-2026 term; and, Whereas NDHC By-Laws state the election of officers occur during the Annual General Meeting; Be it Resolved THAT the election of Directors be waived for 2023. |
| 6.0 | MANAGERS REPORTS |
| | 6.1 NDHC14-23 NDHC Annual Report MOTION: #2023-26 That the NDHC Board accepts report NDHC12-23 on the Nipissing District Housing Corporation 2022 Annual Report. |
| | 6.2 NDHC11-23 Mackay Homes Capital Repair Update - an update on the capital repair and retrofit work at Mackay Homes and is for information purposes. |
| 7.0 | New Business |

NDHC BOARD AGENDA

8.0

Next Meeting Date and Adjournment

MOTION: #2023-27

THAT the meeting of the NDHC Board be adjourned at; _____ p.m. and that the next meeting will be held at a yet to be determined date.



MINUTES OF PROCEEDINGS

NDHC BOARD MEETING –Wednesday, April 26, 2023 Via Zoom Teleconference and in DNSSAB Boardroom

MEMBERS PRESENT:

Councillor Mélanie Chenier
Mayor Peter Chirico
Councillor Terry Kelly
Councillor Mark King
Councillor Chris Mayne (Chair)
Councillor Lana Mitchell (Vice-Chair)
Mayor Ethel LaValley

Non-members Present

Deputy Mayor Jamie Restoule

REGRETS:

Mayor Dan O'Mara

1.0 CALL TO ORDER

1.1 The Chair called the meeting to order at 2:33 P.M. and roll call was taken.

1.2 Declarations of Conflict & Pecuniary Interest – There were no declarations.

2.0 ADOPTION OF AGENDA

RESOLUTION #2023-17

MOVED BY: Mélanie Chenier

SECONDED BY: Peter Chirico

BE IT RESOLVED, that the Agenda for the NDHC Board meeting be adopted as presented.

CARRIED

3.0 APPROVAL OF MINUTES

Meeting Minutes (February 22, 2022)

RESOLUTION # 2023-18

MOVED BY: Peter Chirico

SECONDED BY: Lana Mitchell

THAT the minutes of the Board meeting held; Wednesday, February 22, 2022 be approved, as presented.

CARRIED

4.0 DELEGATIONS – there were no delegations.

5.0 Consent Agenda

RESOLUTION #2023-19

MOVED BY: Terry Kelly

SECONDED BY: Mélanie Chenier

THAT the Board receives for information, Consent Agenda item 5.1.

5.1 NDHC10-23 Seniors Community Grant Funding – Nipissing Seniors Inclusion and Safety Project Completion- information about the implementation of a Seniors Community Grant Program and the objectives successfully accomplished by the end date of March 31, 2023.

Director of NDHC, TracyAnn Bethune, reviewed the program, noting there were 200 attendees over 24 sessions that focused on the safety and well-being of tenants. These sessions occurred at seniors housing buildings and Mackay Homes. NDHC tenants from outlying areas were invited and transportation was provided to the program sites. TracyAnn noted tenants

remarked that the program sessions helped counteract feelings of isolation.

6.0 MANAGERS' REPORTS

6.1 NDHC12-23 NDHC By-law Amendments

RESOLUTION #2023-20

THAT the Nipissing District Housing Corporation accepts amendments to By-law #1 and By-law #2, as described in Board Report NDHC12-23.

MOVED BY: Mélanie Chenier

SECONDED BY: Terry Kelly

CARRIED

8.0 NEW BUSINESS – there was no new business

9.0 MEETING ADJOURNMENT

RESOLUTION: #2023-21

MOVED BY: Peter Chirico

SECONDED BY: Terry Kelly

THAT the meeting of the NDHC Board be adjourned at 2:47 PM and that the next meeting will be held at a yet to be determined date.

CARRIED

CHRIS MAYNE
CHAIR OF THE BOARD

CATHERINE MATHESON
CHIEF EXECUTIVE OFFICER

Minutes of Proceedings Recorder: Marianne Zadra



BOARD REPORT NDHC13-23

For Information or For Approval

Date: May 24, 2023

Purpose: Appointment of Auditors

Dept. Approval: Melanie Shaye, Director of Corporate Services

Reviewed by: Justin Avery, Manager of Finance

Approved by: Catherine Matheson, Chief Administrative Officer

Alignment with Strategic Plan: Healthy, Sustainable Communities

Maximize Impact Remove Barriers Seamless Access Learn & Grow

Report NDHC13-23 provides information on the process of appointing a new auditor and the deferment of this process until a Request for Proposal is completed.

BACKGROUND:

Through Request for Proposal (RFP) #2018-03, BDO Canada LLP was procured for a five (5) year term to complete auditing services, covering the years 2018-2022. In accordance with Briefing Note NDHC10-22, Nipissing District Housing Corporation (NDHC) re-appointed BDO Canada LLP as the external auditor for 2022.

Once BDO's work for NDHC is complete for the year 2022, a new RFP for auditing services will be issued.

NDHC's By-law #1, section 9.01, states the appointment of the auditors is completed at the Annual General Meeting. Due to the timing of the completion of the 2022 audit, and upcoming procurement process, the approval of an auditor will be brought to the Board

once the procurement process is complete.

CONCLUSION:

Staff will return to the Board for approval of auditor, who will audit the accounts of the Corporation for the years 2023-2027.



BRIEFING NOTE NDHC12-23

For Information or For Approval

Date: May 24, 2023
Purpose: NDHC Annual Report
Dept. Approval: TracyAnn Bethune, Director NDHC
Reviewed by: Justin Avery, Manager of Finance
Approved by: Catherine Matheson, Chief Executive Officer

Alignment with Strategic Plan: Healthy, Sustainable Communities

Maximize Impact Remove Barriers Seamless Access Learn & Grow

RECOMMENDATION

That the NDHC Board accepts report NDHC12-23 on the Nipissing District Housing Corporation 2022 Annual Report.

2022 ACCOMPLISHMENTS

NDHC staff continue to provide property management services at its 896 rent-geared-to-income and market rental units to safeguard the health and safety of the tenants. The following statistics reflect some of the work completed over the year:

| Total Move-ins | Total move-outs | Total work orders completed | Total after hour calls to staffs | Tenant supports/housing sustainability outreach |
|----------------|-----------------|-----------------------------|----------------------------------|---|
| 63 | 65 | 3377 | 90 | 641 |

In addition to the above, NDHC was successful in the following:

- Sale of 1040 Brookes was a significant success adding \$3.4 Million to capital reserves for future housing development
- Acquisition of Mackay Homes, enhancing the NDHC portfolio with an additional 65 units currently designated as senior housing
- Received grant funds from the Seniors Community Grant in the amount of \$20,200
- Continued partnership with CCNB housing families, offering two 3 bedroom units to those experiencing homelessness
- Expanded partnership with Canadian Mental Health Association North Bay District for an additional 17 hours of mental health & addiction supports at the largest residential high rise, to meet needs of complex tenancies
- NDHC is a new member of the National Housing Partner Canada Group
- Implemented a new after-hour on call service reducing staff calls by more than 56%
- Innovative adjustments to ground maintenance has resulted in operational savings
- Implementation of Arcori Property Management system
- NDHC By-Laws amended to align with DNSSAB By-Laws

RISK IDENTIFICATION AND MITIGATION

Continued delays with the Landlord and Tenant Board hearings has hindered rent collection efforts. In the interim, staff served 504 notices of termination, with 16 households awaiting for adjudication. As part of NDHC's eviction prevention strategy, Tenant Services continue to attempt to work with tenants through referrals for financial assistance to community services, as well as negotiating payment plans to retain tenancies and mitigate revenue loss.

The hiring of a Maintenance Services Supervisor, who is also a Certified Electrician, has created opportunities for operational savings as well as time to address preventative maintenance measures.

CONCLUSION

NDHC continues to prioritize successful tenancies and endeavors to preserve the housing portfolio as well as seek new opportunities to enhance safe, affordable housing in the district of Nipissing.



BRIEFING NOTE NDHC11-23

For Information or For Approval

Date: May 24, 2023
Purpose: Mackay Homes Capital Repair Update
Dept. Approval: Donna Mayer, Manager of Project Development
Reviewed by: Justin Avery, Manager of Finance
Approved by: Catherine Matheson, Chief Executive Officer

Alignment with Strategic Plan: Healthy, Sustainable Communities

Maximize Impact Remove Barriers Seamless Access Learn & Grow

Report NDHC11-23 provides an update on the capital repair and retrofit work at Mackay Homes and is for information purposes.

BACKGROUND

Nipissing District Housing Corporation (NDHC) purchased the 65-unit Mackay Homes property for a below-market price in September 2022 in “as-is condition”, with the objective of continuing to provide affordable housing. The housing complex consists of six residential buildings: four single-storey row unit buildings, and two, 2-storey walk-up apartment buildings; as well as a garage. Built in the 1960’s and having many original building components, the nature and extent of the repairs required at Mackay Homes are as expected and extensive.

The project is being treated as an asset renewal project with focus on improving energy consumption and reducing greenhouse gas (GHG) emissions, in order to access funding and financing available for deep energy retrofit projects. In addition, accommodations to improve wheel chair and mobility access will be undertaken, as a corporate priority with corresponding funding. The objective is to create high-performing buildings that improve home comfort and realize significant operating savings over the new life of the asset.

The project renewal plan takes an iterative approach out of necessity due to the many factors currently being assessed, and also due to the innovations inherent in the application of new and emerging energy conservation methods and technologies.

The project renewal plan follows a systematic approach consistent with best practices and the principles for implementing a deep energy retrofit plan as approved by the board in February, 2022 (Board Report NDHC03-22), including maximizing available funding and financing, seeking to implement multiple measures, leveraging existing capital works plans and financial viability.

At a high level, the project plan phases are as follows:

- 1. Assess Opportunities**
 - a. Establish commitment
 - b. Benchmark
 - c. Identify opportunities
 - d. Assess feasibility
- 2. Plan**
 - a. Stage project measures
 - b. Determine timing
 - c. Create the business case
 - d. Funding and financing
- 3. Implementation**
 - a. Manage the project
 - b. Procure a contractor
 - c. Commissioning and project hand-off
- 4. Maintain Performance**
 - a. Training staff
 - b. Ongoing building optimization
 - c. Monitoring and tracking

Currently, the plan is in the assessment phase. In addition to life safety repairs, which have been largely addressed already, the priority repair goal is to implement new heating in the 225 Olive Street buildings.

Assessment Reports

The following assessments will inform the planning process:

| Date | Assessment Type | Purpose |
|----------------|-------------------------------------|---|
| Sept. 16, 2013 | Building Condition Study | <p>Commissioned by previous owner.</p> <p>Inspect the architectural and structural elements of the interiors of all crawl spaces, attic spaces, service and common rooms, and building exteriors. Did not include the interior of individual units or mechanical and electrical components.</p> |
| July 2022 | Building Condition Review | <p>Due diligence assessment prior to purchase.</p> <p>Limited, non-intrusive architectural, structural, mechanical and electrical visual review of building elements with focus on 'Life Safety' and 'Building Integrity' items.</p> <p>Inspection included a visual review of the exterior of the buildings and select access to building interiors: common spaces in 3 of 6 buildings, attic and crawl space in 2 of 6 buildings, two mechanical rooms, and one vacant apartment.</p> |
| Dec. 2022 | Designated Substances Survey Report | <p>Legislated requirement under the <i>Occupational Health and Safety Act</i>.</p> <p>To determine whether any designated substances were present within the complex buildings prior to any renovation or demolition work, focusing primarily on asbestos-containing materials, lead painted surfaces, mercury containing materials (thermostatic controls and fluorescent light tubes) and PCB-containing materials (light ballast and transformers).</p> |
| Dec. 2022 | Confined Space Assessment | <p>Legislated requirement under the <i>Occupational Health and Safety Act</i>.</p> <p>To determine whether any attic or crawl spaces are confined spaces as defined in regulation and subject to legislated safety protocols.</p> |
| Jan. 30, 2023 | Building Condition Assessment | <p>Operations and Retrofit Project Plan</p> <p>To understand the physical condition of the buildings; provide a non-destructive architectural, structural,</p> |

| | | |
|-------------------------|------------------------------|--|
| | | mechanical and electrical review and assess the present status and condition of building elements. |
| March 9, 2023 | Accessibility Audit | Retrofit Project Plan To conduct an accessibility assessment and make recommendations in accordance with Rick Hansen Foundation Accessibility Certification standards. |
| March 16, 2023 | Fire Access Route Inspection | Operator Due Diligence To confirm satisfactory fire vehicle access. |
| May, 2023 (anticipated) | Energy Audit and Modeling | Retrofit Project Plan To conduct an energy audit and make recommendations on energy conservation measures that directly support NDHC's deep energy/low carbon retrofit goals and funding submissions. |

Key Findings

Among the repairs identified in the building condition assessments to date are the following:

- Fire alarm system upgrades
- Vapour barriers in crawl spaces
- Piping in crawlspace require insulation
- Cold-water piping system below building
- Spalling of the brick veneer
- Parging and concrete repairs
- Two natural gas boilers have passed their average service life; two others are nearing end of average service life
- One of the three main circulation pumps is not functional
- Electrical system is fair

Analysis of assessments and work required are still underway. Numerous repairs have already taken place, as indicated below.

Funding and Financing

The project costs will align with funding and financing secured; meaning that the scope of work will be constrained by the available funds.

Up to \$1.267M for capital renovations to improve accessibility for older adults with mobility issues had been notionally secured from the Service Manager previous to the purchase; this was subsequently increased to \$1.47M and approved by the Ministry of Municipal Affairs and Housing in December with funding from the Canada-Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI).

At its October 2022 meeting, the NDHC Board approved staff proceeding with funding applications to the CMHC Co-Investment Fund and the Federation of Canadian Municipalities' (FCM) Green Municipal Fund (GMF) to pay for comprehensive repairs at Mackay Homes (Resolution # 2022-47). The motion further resolved that staff will attain NDHC Board approval prior to commitment of any financial requirements to leverage NDHC funds and equity.

The FCM GMF Sustainable Affordable Housing initiative funding offers up to \$10M for deep energy retrofit projects to cover up to 80% of project costs. Funding is provided in a combination of grant and loan, the ratio of which is dependent upon the degree of energy efficiency and reduction of greenhouse gas emissions achieved. Consistent with previous Board direction, staff are seeking full funding of \$10M and maximum grant. The project will be eligible for 60% grant and 40% loan if a 50% energy/GHG reduction is reached. The minimum required improvement is a 25% reduction in energy use and GHG emissions, which would render a 35% grant and 65% loan.

In February 2023, the Board was advised that CMHC was proposing that NDHC seek CMHC Repair Funding for Mackay Homes instead of Co-Investment funding. The Repair Funding would be \$10K per unit or 30% of costs, whichever was lower, with NDHC funding the balance of costs. The NDHC Board approved staff proceeding with an application for CMHC Repair funding as well as allocating up to \$500,000 from reserves for repairs to Mackay Homes and other select properties, as the cost-sharing component for the CMHC Repair funding, should a funding offer be made (Board Report NDHC 06-23).

On March 30, 2023, CMHC advised staff that there had not been a decision made on the CMHC Repair Funding and it was still unknown whether or not an offer under this program would be made. As an alternative, CMHC staff recommended that NDHC pursue Contribution Only Funding from the Co-Investment Fund for the Mackay Homes project only. CMHC further recommended that the request for funds be limited to \$10K per unit, rather than the maximum \$15K per unit eligible under this funding stream, in order to be more competitive. This approach renders the same financial benefit to the Mackay Homes project, being \$650,000 in contribution dollars (grant), and relieves NDHC of the required cost-sharing obligation of \$500,000, previously approved.

CURRENT STATUS

Assessments

The energy audit has been conducted and modeling is underway. Three workshops between the consultant team and NDHC's capital team have been held to discuss and prioritize energy efficiency measures. The modeling report is expected in the coming days.

The building condition assessments are being analyzed in detail to ensure the breadth of the repairs in all six buildings are considered and addressed within the work program before procuring additional consultants.

Crawl Spaces Designated Confined Spaces

The crawl spaces at Mackay Homes are subject to O. Reg. 632/05: Confined Spaces, under the Occupational Health and Safety Act (OHSA). This requires that a certified safety team with corresponding safety plan, certifications and equipment must attend each and every entry into the crawl spaces.

This legislated obligation is presenting a challenge for staff and contractors who need to enter the crawl spaces on a fairly regular basis in order to access shut-off valves and other services located below the buildings.

A third-party safety team was contracted and attended the inspections conducted as part of the Building Condition Assessment in December.

When the crawl space needs to be entered again, a safety team must be in place. It costs about \$2,300 each time, through a third-party specialist. Staff have considered training NDHC maintenance staff to do the work as required, but the certifications and equipment make this an even more expensive proposition.

Staff are currently investigating options to provide external safety services onsite as needed, and or to mitigate the need for safety services through engineering solutions that would provide a second egress to the spaces, thereby negating the application of the regulation.

Funding and Financing

Preliminary results from the energy audit indicate that the energy retrofits will easily achieve the 50% energy and GHG emissions reduction targets, thereby permitting the project to qualify for the full 60% grant component of the GMF funding.

The GMF funding can cover up to 80% of project costs only. In order to attain the full \$10M available from GMF, the total project costs would need to be \$12.5M, resulting in 80% contribution from GMF and 20% from other sources (\$2.5M).

Eligible project costs for the GMF funding are based on the project costs planned from the date of the funding application. Therefore all expenditures already made from the COCHI Transitional funds cannot be counted as a contribution. To date, approximately \$380K has been expended on the project from the COCHI allocation, primarily on acquisition costs, operations start-up and initial assessments.

At this time, based on available and anticipated matching contributions, the maximum funding available through GMF is \$6,988,280.

Based on the funding currently available and targeted, the current estimated project budget is \$9,115,350.; less expenditures to date is \$8,735,350. This is based on the following assumptions for sources of funds:

| | | |
|--------------------------|---------------------|---------------------------------------|
| COCHI – Repair | \$ 749,210 | |
| OPHI – Rental Housing | \$ 367,860 | |
| CMHC Co-Investment Fund | <u>\$ 650,000</u> | |
| Total “Other Sources” | \$ 1,747,070 | |
| Green Municipal Fund | <u>\$ 6,988,280</u> | Repayable loan component: \$2,795,312 |
| Total GMF Project Budget | \$ 8,735,350 | |
| COCHI - Transitional | <u>\$ 380,000</u> | Already expended |
| Total Project Budget | \$ 9,115,350 | |

The repayable loan portion of the GMF funding would be paid back from the net operating income from the project, which is the difference between rental revenue and expenses. Rental revenue is based on a combination of tenants’ rents and DNSSAB-funded rent supplements.

Rental revenue will be increasing as units turn-over and new tenants pay rent-geared-to-income and the new rent supplements are applied. The cost to DNSSAB increases as rent supplements are applied.

Operating expenses will go down relative to energy savings, less any additional costs for operating and maintaining the new equipment. Based on current energy modelling, energy savings will be anywhere from \$28K-\$50K per year, depending on the energy conservation measures adopted. The higher end of the scale would require fuel switching of the entire project and the addition of solar panels. Over the next 50 years this could generate about \$3M-\$4M in savings.

Day-to-Day Maintenance

Although major capital repairs are on hold pending the outcome of the assessments, analysis, retrofit plan and implementation program, NDHC maintenance staff are on-site daily taking care of the high-volume of everyday maintenance needs.

A total of 322 work orders have been completed since NDHC took possession of the property in mid-September 2022. These work orders were derived from initial unit inspections as well as requisitions from tenants as new issues surfaced. Some of the issues and repairs addressed include: appliance repairs, pest control, plumbing repairs, drywall repairs, electrical repairs, and furnace and radiator repairs.

In addition, maintenance staff have completed nine move-outs to date, which includes painting and cleanup of the units. This is a higher vacancy rate than originally anticipated within the operating budget, which estimated six move-outs per year.

The opportunity to complete this work has permitted NDHC to establish its commitment to provide safe, well-maintained housing and demonstrate the staff's work ethic as new property managers/owners and engage tenants in a trustworthy partnership. Positive feedback concerning the various building assessments has been received from the tenants who have been grateful to see that NDHC is serious about making changes to support much needed capital improvements and modernizations.

NEXT STEPS

Assessment of the project will continue including further analysis of all assessment reports currently in hand, as well as structural evaluation of the crawl space to mitigate the risk posed by the confined space designation. Staff will continue to seek out a cost-effective solution to the confined space issue and have deferred work items that require entry, until this matter is resolved.

Staff will complete and submit the FCM GMF funding application. It takes up to one year for the application to be reviewed and approved, however eligible expenses are considered eligible as of the date of application. A letter of support from the City of North Bay, the FCM member in the jurisdiction, was recently received to be included in the application.

Staff will proceed with a funding application to the CMHC Co-Investment Fund, Contribution Only Funding, for repairs to Mackay Homes, as originally proposed and approved by the Board in October.

Regular project updates will be provided to the board as progress continues.

RESOURCES REQUIRED

Funding for the project is entirely dependant on external resources. There is no impact on the municipal levy.

RISK IDENTIFICATION AND MITIGATION

Confined Spaces

The crawl spaces at Mackay Homes are subject to O. Reg. 632/05: Confined Spaces, under the OHSA. The regulation requires the attendance of a safety team with rescue plan for each entry into confined space. Recurring costs for a third-party safety team would add strain to the operating budget and are an expense previously not anticipated, but would minimize risk.

Staff are currently investigating options to provide safety services on an ongoing basis and or mitigate the need for safety services through engineering solutions that would provide a second egress to the spaces, thereby negating the application of the regulation.

GMF Funding

The GMF funding/loan is available to cover up to 80% of total project costs. Any funds from other sources that are expended in advance of the application submission are not eligible to be counted as the 20% contribution to the project from other sources. The more money that is spent on the project in advance of the GMF funding application, the less funds will be available from GMF. Timely submission of the application will mitigate this risk.

Property Tax Exemption

The long-term financial viability of the project is contingent in large part on securing a property tax exemption, similar to its status prior to its acquisition by NDHC. If the Mackay Homes property becomes subject to property tax, this would have a negative impact on the amount of loan the project can carry.

The tax exemption request for Mackay Homes approved by the Board was submitted to the City of North Bay in September. DNSSAB/NDHC staff have followed up with the City, and on April 6, 2023, the City's CAO advised that the request will likely be on one of Council's 2023 agendas. Should Council accept the exemption, it would be effective as of January 1, 2023.

Payments for 2022 taxes on the property (effective from date of purchase - September 16) have been made in the amount of \$27,643.40. These funds were not budgeted and have been paid from reserves, with the understanding that they would be reimbursed.

CONCLUSION

The Mackay Homes property represents an opportunity for NDHC to ensure 65 affordable housing units are maintained within the district for low-income seniors and single individuals. The project also positions NDHC as a leader in deep energy retrofits within the District, the City and the community housing sector.

The FCM GMF Sustainable Affordable Housing funding/loan of up to \$10M for deep energy retrofits will pay for most of the repair costs, addressing previous years' deferred maintenance and improving living conditions for the residents. As a deep energy retrofit project, it is estimated that operating costs will be reduced for the next 50-60 years of operations. In addition, GHG emissions will be significantly reduced, contributing to Canada's emission reduction commitments to the United Nations.

The project's ability to secure and repay the GMF loan would be constrained if the property tax exemption requested from the City of North Bay is denied.